HOUSING NOW

Montréal CMA

Canada Mortgage and Housing Corporation

Date Released: August 2009

MONTRÉAL METROPOLITAN AREA HOUSING STARTS IN JULY 2009

The latest starts survey conducted in July by Canada Mortgage and Housing Corporation (CMHC) revealed that construction got under way on 1,503 housing units in the Montréal census metropolitan area (CMA), compared to 1,737 in July 2008.

While residential construction was still on the decline compared to a year ago, the drop registered in July did not cast a shadow over the current starts situation in the Montréal CMA. In an environment marked by favourable financing conditions, combined with a relatively limited decrease in employment, demand for new homes remains steady.

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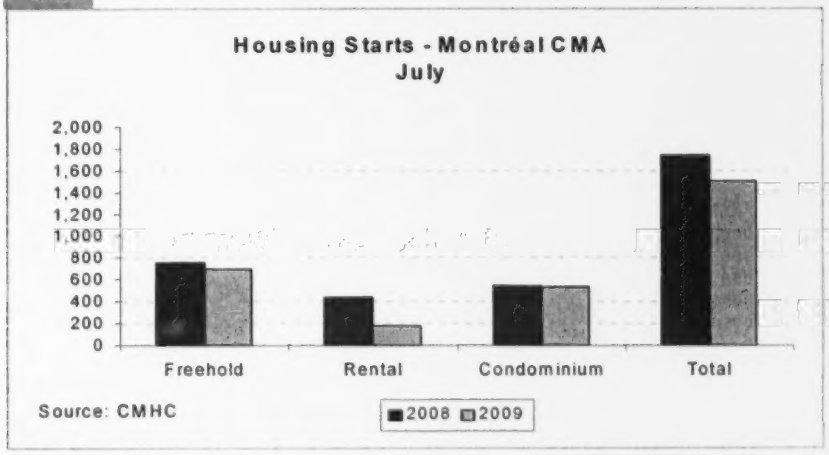

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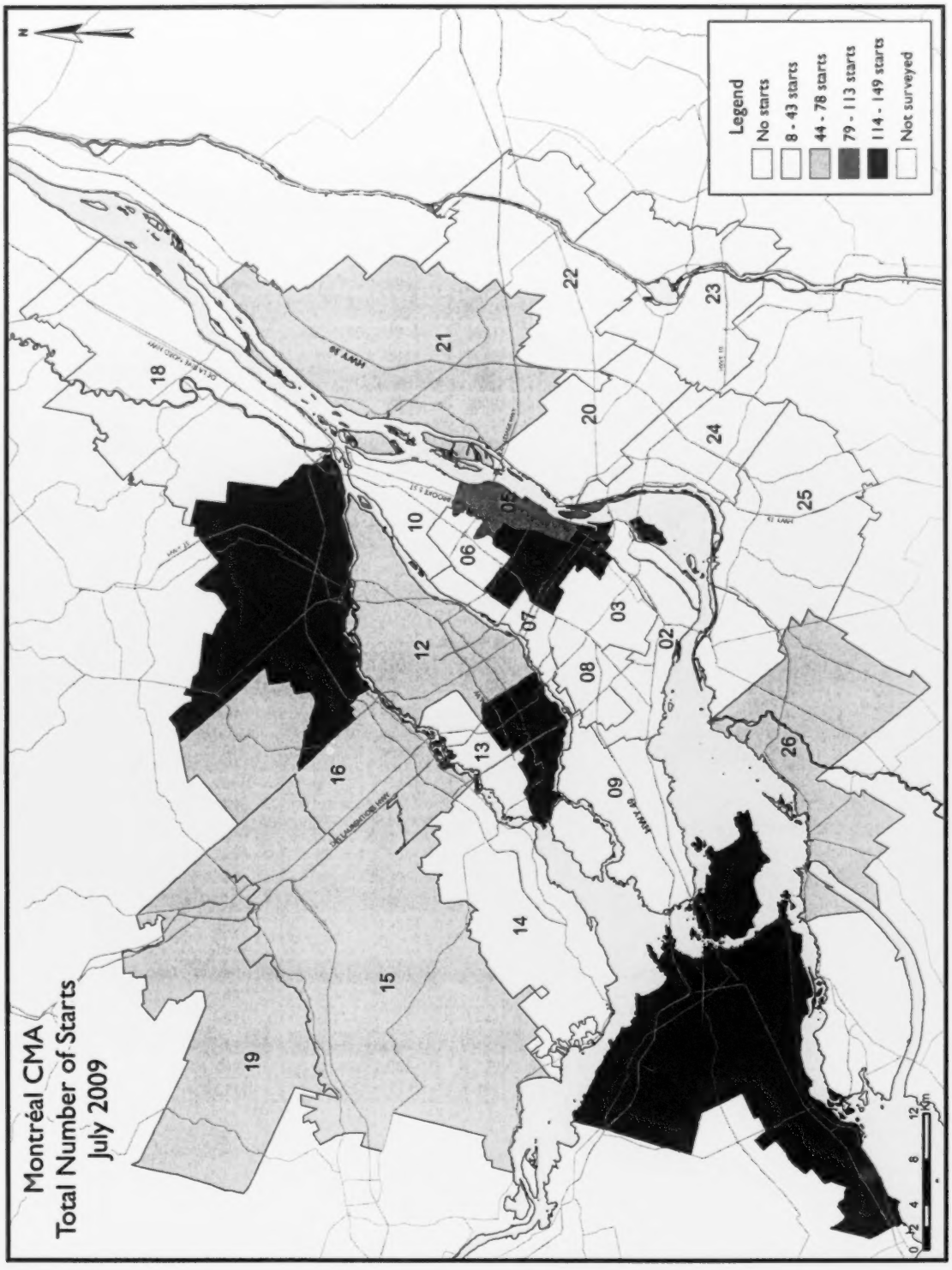
CMHC SCHL

HOME TO CANADIANS

Contrary to the other market segments, which recorded declines from the same period last year, the semi-detached and row home segment posted a gain in starts in July. Segments of more affordable homes, such as semi-detached and row houses, are currently managing better on the market. Rental housing starts, for their part, fell by 60 per cent, as this market segment was not very active in comparison with the same month last year. Condominium construction sustained a year-over-year decrease of 1 per cent in July, which was smaller than the drop registered by this segment since the beginning of the year. And, it was a similar story for single-detached homes, for which the 18-per-cent drop recorded this past month was less significant than the decline observed since January.

By sector, Vaudreuil-Soulanges stood out from the other sectors in the CMA, for both July and the first seven months of the year, with an increase in starts. This growth resulted from higher levels of activity in the semi-detached and row home segment and in the condominium market. The North Crown and the South Crown registered similar declines for the period from January to July (22 per cent and 23 per cent, respectively). Lastly, while the decline was more limited there last month, the Island of Montréal brought up the rear for the first seven months of the year, with 35 per cent fewer starts than for the same period last year.


Montréal CMA
Total Number of Starts
July 2009
Legend
No starts
8 - 43 starts
44 - 78 starts
79 - 113 starts
114 - 149 starts
Not surveyed
N
0 2 4 8 12 Km
01
02
03
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ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac, Saint-Placide).
Zone 15	Mirabel.
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

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1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity (data are not available at this time)
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Montréal CMA July 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2009	516	82	97	0	75	459	8	171	1,503
July 2008	626	66	61	0	25	516	4	439	1,737
% Change	-17.6	24.2	59.0	n/a	200.0	-11.0	100.0	-61.0	-13.5
Year-to-date 2009	2,841	576	677	0	129	3,487	32	1,829	10,124
Year-to-date 2008	4,282	656	765	0	131	4,773	13	2,594	13,356
% Change	-33.7	-12.2	-11.5	n/a	-1.5	-26.9	146.2	-29.5	-24.2
UNDER CONSTRUCTION									
July 2009	1,976	442	613	0	228	5,591	8	2,923	12,446
July 2008	2,780	416	530	0	186	6,207	4	5,140	15,560
% Change	-28.9	6.3	15.7	n/a	22.6	-9.9	100.0	-43.1	-20.0
COMPLETIONS									
July 2009	600	130	178	0	37	764	0	1,237	3,020
July 2008	1,112	178	205	0	33	950	18	742	3,294
% Change	-46.0	-27.0	-13.2	n/a	12.1	-19.6	-100.0	66.7	-8.3
Year-to-date 2009	2,953	472	679	0	149	3,649	24	2,519	10,577
Year-to-date 2008	4,361	614	652	0	300	3,163	44	3,058	12,820
% Change	-32.3	-23.1	4.1	n/a	-50.3	15.4	-45.5	-17.6	-17.5
COMPLETED & NOT ABSORBED									
July 2009	556	142	177	0	45	1,409	0	2,200	4,529
July 2008	606	135	121	0	74	1,671	8	1,938	4,553
% Change	-8.3	5.2	46.3	n/a	-39.2	-15.7	-100.0	13.5	-0.5
ABSORBED									
July 2009	682	138	173	0	38	845	0	735	2,611
July 2008	1 182	187	197	0	43	855	15	590	3,069
% Change	-42.3	-26.2	-12.2	n/a	-11.6	-1.2	-100.0	24.6	-14.9
Year-to-date 2009	3,036	483	648	0	181	3,872	29	2,717	10,966
Year-to-date 2008	4,335	588	623	0	318	3,525	38	2,648	12,107
% Change	-30.0	-17.9	4.0	n/a	-43.1	9.8	-23.7	2.6	-9.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Île de Montréal									
July 2009	25	14	10	0	43	251	0	3	441
July 2008	40	6	18	0	0	280	0	75	419
Laval									
July 2009	64	8	0	0	0	86	0	97	255
July 2008	74	14	7	0	0	45	0	9	149
Rive-Nord									
July 2009	223	18	36	0	0	85	0	30	392
July 2008	220	6	30	0	0	84	0	170	510
Rive-Sud									
July 2009	139	34	33	0	0	27	0	41	274
July 2008	204	36	6	0	10	107	4	185	552
Vaudreuil-Soulanges									
July 2009	65	8	18	0	32	10	8	0	141
July 2008	88	4	0	0	15	0	0	0	107
Montréal CMA									
July 2009	516	82	97	0	75	459	8	171	1,503
July 2008	626	66	61	0	25	516	4	439	1,737
UNDER CONSTRUCTION									
Île de Montréal									
July 2009	158	78	117	0	116	2,782	0	186	3,836
July 2008	221	56	224	0	44	4,020	0	2,380	7,177
Laval									
July 2009	255	46	72	0	0	808	0	1,037	2,262
July 2008	419	88	58	0	6	457	0	1,059	2,087
Rive-Nord									
July 2009	792	70	245	0	8	562	0	488	2,215
July 2008	1,048	66	165	0	5	704	0	706	2,694
Rive-Sud									
July 2009	553	236	136	0	72	1,324	0	968	3,379
July 2008	751	178	32	0	111	910	4	971	3,022
Vaudreuil-Soulanges									
July 2009	218	12	43	0	32	115	8	244	754
July 2008	341	28	51	0	20	116	0	24	580
Montréal CMA									
July 2009	1,976	442	613	0	228	5,591	8	2,923	12,446
July 2008	2,780	416	530	0	186	6,207	4	5,140	15,560

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Île de Montréal									
July 2009	26	30	9	0	22	371	0	278	736
July 2008	43	16	49	0	16	458	12	96	746
Laval									
July 2009	98	18	49	0	0	75	0	381	621
July 2008	146	38	19	0	0	38	6	266	513
Rive-Nord									
July 2009	272	28	88	0	6	128	0	228	800
July 2008	414	36	103	0	0	273	0	285	1,111
Rive-Sud									
July 2009	160	48	18	0	9	183	0	344	786
July 2008	389	78	14	0	13	167	0	72	733
Vaudreuil-Soulanges									
July 2009	44	6	14	0	0	7	0	6	77
July 2008	120	10	20	0	4	14	0	23	191
Montréal CMA									
July 2009	600	130	178	0	37	764	0	1,237	3,020
July 2008	1,112	178	205	0	33	950	18	742	3,294
COMPLETED & NOT ABSORBED									
Île de Montréal									
July 2009	34	35	27	0	21	651	0	963	1,731
July 2008	70	25	36	0	41	902	1	634	1,709
Laval									
July 2009	85	18	61	0	0	227	0	313	704
July 2008	114	30	16	0	3	199	7	611	980
Rive-Nord									
July 2009	251	28	67	0	5	238	0	564	1,153
July 2008	234	33	42	0	1	361	0	509	1,180
Rive-Sud									
July 2009	138	59	12	0	17	250	0	352	828
July 2008	140	43	8	0	26	157	0	161	535
Vaudreuil-Soulanges									
July 2009	48	2	10	0	2	43	0	8	113
July 2008	48	4	19	0	3	52	0	23	149
Montréal CMA									
July 2009	556	142	177	0	45	1,409	0	2,200	4,529
July 2008	606	135	121	0	74	1,671	8	1,938	4,553

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket July 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Île de Montréal									
July 2009	31	31	15	0	28	383	0	153	641
July 2008	56	19	36	0	25	398	11	73	618
Laval									
July 2009	125	22	34	0	0	101	0	288	570
July 2008	142	39	17	0	4	44	4	177	427
Rive-Nord									
July 2009	311	30	90	0	2	146	0	223	802
July 2008	458	36	106	0	0	178	0	230	1,008
Rive-Sud									
July 2009	168	49	19	0	7	202	0	61	506
July 2008	390	81	11	0	13	225	0	95	815
Vaudreuil-Soulanges									
July 2009	47	6	15	0	1	13	0	10	92
July 2008	136	12	27	0	1	10	0	15	201
Montréal CMA									
July 2009	682	138	173	0	38	845	0	735	2,611
July 2008	1,182	187	197	0	43	855	15	590	3,069

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type July 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	% Change
Zone 1	0	2	0	2	0	0	138	18	138	22	**
Zone 2	1	0	0	0	6	8	16	158	23	166	-86.1
Zone 3	0	1	0	0	0	0	0	80	0	81	-100.0
Zone 4	0	1	0	0	0	0	116	48	116	49	136.7
Zone 5	1	0	0	0	37	0	70	26	108	26	**
Zone 6	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 7	5	0	0	0	0	0	3	0	8	0	n/a
Zone 8	3	2	0	0	6	0	8	11	17	13	30.8
Zone 9	8	20	0	2	0	4	0	9	8	35	-77.1
Zone 10	7	12	14	2	0	0	2	11	23	25	-8.0
Zone 11	18	14	4	2	0	0	127	21	149	37	**
Zone 12	13	15	0	8	0	7	56	0	69	30	130.0
Zone 13	33	45	4	4	0	0	0	33	37	82	-54.9
Zone 14	22	30	0	0	0	3	10	24	32	57	-43.9
Zone 15	36	24	2	0	6	0	21	14	65	38	71.1
Zone 16	31	19	10	2	0	0	18	53	59	74	-20.3
Zone 17	68	79	4	2	6	9	43	54	121	144	-16.0
Zone 18	26	17	2	2	0	0	14	88	42	107	-60.7
Zone 19	40	51	0	0	0	0	33	39	73	90	-18.9
Zone 20	31	20	6	4	0	0	6	32	43	56	-23.2
Zone 21	22	33	8	16	0	0	39	9	69	58	19.0
Zone 22	21	45	8	10	9	14	3	0	41	69	-40.6
Zone 23	20	17	0	4	0	0	11	0	31	21	47.6
Zone 24	11	35	2	0	0	3	0	235	13	273	-95.2
Zone 25	13	20	0	0	16	3	0	0	29	23	26.1
Zone 26	21	34	10	2	0	0	17	16	48	52	-7.7
Zone 27	65	88	8	4	54	15	14	0	141	107	31.8
Montréal CMA	516	626	82	66	140	66	765	979	1,503	1,737	-13.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Zone 1	1	6	0	10	0	15	510	307	511	338	51.2
Zone 2	4	8	2	2	12	64	147	336	165	410	-59.8
Zone 3	4	8	0	2	0	16	214	471	218	497	-56.1
Zone 4	0	2	0	2	0	0	605	646	605	650	-6.9
Zone 5	1	0	0	0	54	18	323	442	378	460	-17.8
Zone 6	3	8	2	0	0	16	0	226	5	250	-98.0
Zone 7	7	4	2	4	0	0	78	150	87	158	-44.9
Zone 8	11	18	8	0	69	93	156	272	244	383	-36.3
Zone 9	71	115	2	12	36	34	48	409	157	570	-72.5
Zone 10	40	59	74	48	6	12	68	121	188	240	-21.7
Zone 11	94	143	16	46	4	17	615	909	729	1,115	-34.6
Zone 12	123	142	12	66	52	24	490	120	677	352	92.3
Zone 13	172	281	26	40	0	18	44	70	242	409	-40.8
Zone 14	173	284	2	0	18	13	149	210	342	507	-32.5
Zone 15	130	168	4	0	12	0	160	218	306	386	-20.7
Zone 16	146	190	34	8	27	30	136	314	343	542	-36.7
Zone 17	348	553	26	38	65	39	347	481	786	1,111	-29.3
Zone 18	233	258	50	54	0	3	85	263	368	578	-36.3
Zone 19	260	283	16	22	0	3	223	187	499	495	0.8
Zone 20	108	114	34	28	46	0	275	622	463	764	-39.4
Zone 21	80	174	78	38	0	0	205	96	363	308	17.9
Zone 22	94	249	50	48	40	77	61	95	245	469	-47.8
Zone 23	62	124	14	40	0	0	164	3	240	167	43.7
Zone 24	84	157	30	12	11	20	313	523	438	712	-38.5
Zone 25	74	186	8	28	51	43	128	35	261	292	-10.6
Zone 26	196	196	56	44	0	0	75	95	327	335	-2.4
Zone 27	322	552	30	64	113	102	472	140	937	858	9.2
Montréal CMA	2,841	4,282	576	656	616	657	6,091	7,761	10,124	13,356	-24.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Zone 1	0	0	0	0	138	18	0	0
Zone 2	6	8	0	0	16	158	0	0
Zone 3	0	0	0	0	0	8	0	72
Zone 4	0	0	0	0	21	48	0	0
Zone 5	37	0	0	0	70	26	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	3	0
Zone 8	6	0	0	0	8	11	0	0
Zone 9	0	4	0	0	0	9	0	0
Zone 10	0	0	0	0	2	8	0	3
Zone 11	0	0	0	0	30	12	97	9
Zone 12	0	7	0	0	56	0	0	0
Zone 13	0	0	0	0	0	33	0	0
Zone 14	0	3	0	0	4	24	6	0
Zone 15	6	0	0	0	12	10	9	4
Zone 16	0	0	0	0	12	14	6	39
Zone 17	6	9	0	0	43	12	0	42
Zone 18	0	0	0	0	5	15	9	73
Zone 19	0	0	0	0	33	27	0	12
Zone 20	0	0	0	0	3	32	3	0
Zone 21	0	0	0	0	4	3	35	6
Zone 22	9	10	0	4	0	0	3	0
Zone 23	0	0	0	0	11	0	0	0
Zone 24	0	3	0	0	0	72	0	163
Zone 25	16	3	0	0	0	0	0	0
Zone 26	0	0	0	0	17	0	0	16
Zone 27	46	15	8	0	14	0	0	0
Montréal CMA	132	62	8	4	499	540	171	439

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	0	15	0	0	510	307	0	0
Zone 2	12	58	0	6	147	336	0	0
Zone 3	0	16	0	0	210	175	4	296
Zone 4	0	0	0	0	294	440	81	206
Zone 5	54	18	0	0	226	300	74	0
Zone 6	0	16	0	0	0	226	0	0
Zone 7	0	0	0	0	57	105	21	45
Zone 8	69	93	0	0	156	272	0	0
Zone 9	36	34	0	0	38	90	0	319
Zone 10	6	12	0	0	68	112	0	9
Zone 11	4	17	0	0	408	630	207	279
Zone 12	52	24	0	0	110	105	336	15
Zone 13	0	18	0	0	13	70	31	0
Zone 14	18	13	0	0	64	114	85	96
Zone 15	12	0	0	0	94	151	46	67
Zone 16	27	30	0	0	70	156	36	158
Zone 17	65	39	0	0	201	279	146	202
Zone 18	0	3	0	0	47	112	38	151
Zone 19	0	3	0	0	86	139	137	48
Zone 20	46	0	0	0	182	298	3	324
Zone 21	0	0	0	0	135	87	70	9
Zone 22	40	70	0	7	46	50	15	45
Zone 23	0	0	0	0	27	0	137	3
Zone 24	11	20	0	0	222	326	91	197
Zone 25	51	43	0	0	122	29	6	6
Zone 26	0	0	0	0	29	6	22	89
Zone 27	81	102	32	0	147	110	243	30
Montréal CMA	584	644	32	13	3,709	5,025	1,829	2,594

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Zone 1	0	6	138	16	0	0	138	22
Zone 2	7	8	16	158	0	0	23	166
Zone 3	0	1	0	8	0	72	0	81
Zone 4	2	1	19	48	0	0	116	49
Zone 5	1	2	107	24	0	0	108	26
Zone 6	0	2	0	0	0	0	0	2
Zone 7	5	0	0	0	3	0	8	0
Zone 8	3	4	14	9	0	0	17	13
Zone 9	8	26	0	9	0	0	8	35
Zone 10	23	14	0	8	0	3	23	25
Zone 11	22	16	30	12	97	9	149	37
Zone 12	13	30	56	0	0	0	69	30
Zone 13	37	49	0	33	0	0	37	82
Zone 14	26	33	0	24	6	0	32	57
Zone 15	50	34	6	0	9	4	65	38
Zone 16	41	21	12	14	6	39	59	74
Zone 17	82	94	39	8	0	42	121	144
Zone 18	30	21	3	13	9	73	42	107
Zone 19	48	53	25	25	0	12	73	90
Zone 20	37	24	3	32	3	0	43	56
Zone 21	30	49	4	3	35	6	69	58
Zone 22	38	55	0	10	3	4	41	69
Zone 23	28	21	3	0	0	0	31	21
Zone 24	13	38	0	72	0	163	13	273
Zone 25	29	23	0	0	0	0	29	23
Zone 26	31	36	17	0	0	16	48	52
Zone 27	91	92	42	15	8	0	141	107
Montréal CMA	695	753	534	541	179	443	1,503	1,737

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - July 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	1	33	510	305	0	0	511	338
Zone 2	20	70	145	334	0	6	165	410
Zone 3	4	28	210	173	4	296	218	497
Zone 4	4	6	290	438	81	206	605	650
Zone 5	18	22	263	296	74	0	378	460
Zone 6	5	24	0	226	0	0	5	250
Zone 7	9	8	57	105	21	45	87	158
Zone 8	66	97	178	286	0	0	244	383
Zone 9	109	161	38	90	0	319	157	570
Zone 10	122	119	66	112	0	9	188	240
Zone 11	114	206	408	630	207	279	729	1,115
Zone 12	187	232	110	105	336	15	677	352
Zone 13	200	343	11	66	31	0	242	409
Zone 14	203	297	54	114	85	96	342	507
Zone 15	222	306	18	13	46	67	306	386
Zone 16	247	246	30	138	36	158	343	542
Zone 17	451	658	189	251	146	202	786	1,111
Zone 18	295	335	35	92	38	151	368	578
Zone 19	304	324	58	123	137	48	499	495
Zone 20	186	152	184	288	3	324	463	764
Zone 21	158	212	135	87	70	9	363	308
Zone 22	172	305	58	112	15	52	245	469
Zone 23	88	164	15	0	137	3	240	167
Zone 24	125	175	222	340	91	197	438	712
Zone 25	123	242	132	44	6	6	261	292
Zone 26	252	240	29	6	22	89	327	335
Zone 27	409	698	171	130	275	30	937	858
Montréal CMA	4,094	5,703	3,616	4,904	1,861	2,607	10,124	13,356

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	% Change
Zone 1	0	1	0	0	0	0	22	118	22	119	-81.5
Zone 2	0	2	2	0	0	0	68	74	70	76	-7.9
Zone 3	2	1	0	0	7	4	224	63	233	68	**
Zone 4	0	0	0	0	0	0	42	70	42	70	-40.0
Zone 5	0	0	0	0	14	13	165	35	179	48	**
Zone 6	0	2	2	0	8	14	6	0	16	16	0.0
Zone 7	1	0	2	0	0	0	88	87	91	87	4.6
Zone 8	1	3	0	0	0	6	0	0	1	9	-88.9
Zone 9	14	22	2	0	0	9	0	121	16	152	-89.5
Zone 10	8	12	22	16	0	29	36	44	66	101	-34.7
Zone 11	21	32	0	10	0	5	412	21	433	68	**
Zone 12	31	29	2	12	49	12	20	283	102	336	-69.6
Zone 13	46	85	16	16	0	6	24	2	86	109	-21.1
Zone 14	46	65	0	0	6	6	20	41	72	112	-35.7
Zone 15	34	47	2	0	0	0	75	104	111	151	-26.5
Zone 16	34	54	10	0	0	11	138	213	182	278	-34.5
Zone 17	63	107	6	24	15	12	68	122	152	265	-42.6
Zone 18	46	56	10	10	0	0	98	64	154	130	18.5
Zone 19	49	85	0	2	3	0	77	88	129	175	-26.3
Zone 20	20	38	0	6	0	0	384	14	404	58	**
Zone 21	21	62	10	8	0	0	80	42	111	112	-0.9
Zone 22	26	65	12	16	6	3	18	69	62	153	-59.5
Zone 23	21	48	2	18	0	0	8	9	31	75	-58.7
Zone 24	14	45	0	14	3	7	15	39	32	105	-69.5
Zone 25	16	65	8	12	16	15	8	35	48	127	-62.2
Zone 26	42	66	16	4	0	0	40	33	98	103	-4.9
Zone 27	44	120	6	10	12	24	15	37	77	191	-59.7
Montréal CMA	600	1,112	130	178	139	176	2,151	1,828	3,020	3,294	-8.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Zone 1	1	2	10	6	19	4	267	164	297	176	68.8
Zone 2	7	9	2	2	22	82	373	276	404	369	9.5
Zone 3	4	15	0	0	10	8	444	155	458	178	157.3
Zone 4	0	3	0	2	0	0	394	445	394	450	-12.4
Zone 5	0	1	0	0	31	45	626	172	657	218	**
Zone 6	4	8	2	0	20	18	8	220	34	246	-86.2
Zone 7	4	6	2	0	0	0	137	217	143	223	-35.9
Zone 8	18	29	0	2	92	61	352	120	462	212	117.9
Zone 9	86	106	10	6	15	46	78	343	189	501	-62.3
Zone 10	39	54	68	46	3	39	92	308	202	447	-54.8
Zone 11	114	152	10	30	31	19	713	961	868	1,162	-25.3
Zone 12	112	191	24	44	107	30	163	376	406	641	-36.7
Zone 13	203	218	26	50	14	28	70	15	313	311	0.6
Zone 14	224	312	0	0	31	23	182	265	437	600	-27.2
Zone 15	116	180	2	0	6	0	175	217	299	397	-24.7
Zone 16	142	224	16	4	31	20	328	577	517	825	-37.3
Zone 17	365	499	28	42	39	39	314	620	746	1,200	-37.8
Zone 18	236	302	48	56	3	13	285	323	572	694	-17.6
Zone 19	256	300	10	22	3	0	233	185	502	507	-1.0
Zone 20	79	123	0	20	0	3	562	97	641	243	163.8
Zone 21	74	163	40	20	0	0	249	100	363	283	28.3
Zone 22	106	219	44	70	36	37	90	154	276	480	-42.5
Zone 23	87	154	18	24	0	0	14	31	119	209	-43.1
Zone 24	87	145	18	30	16	29	87	313	208	517	-59.8
Zone 25	89	216	26	56	30	65	60	65	205	402	-49.0
Zone 26	173	162	32	34	8	0	88	208	301	404	-25.5
Zone 27	327	568	36	48	71	103	130	206	564	925	-39.0
Montréal CMA	2,953	4,361	472	614	638	712	6,514	7,133	10,577	12,820	-17.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Zone 1	0	0	0	0	2	118	20	0
Zone 2	0	0	0	0	64	74	4	0
Zone 3	7	4	0	0	0	7	224	0
Zone 4	0	0	0	0	28	70	14	0
Zone 5	14	13	0	0	161	24	4	11
Zone 6	8	14	0	0	0	0	6	0
Zone 7	0	0	0	0	82	87	6	0
Zone 8	0	6	0	0	0	0	0	0
Zone 9	0	9	0	0	0	36	0	85
Zone 10	0	17	0	12	36	44	0	0
Zone 11	0	5	0	0	55	0	357	21
Zone 12	49	12	0	0	20	38	0	245
Zone 13	0	0	0	6	0	2	24	0
Zone 14	6	6	0	0	14	41	6	0
Zone 15	0	0	0	0	50	54	25	50
Zone 16	0	11	0	0	2	65	136	148
Zone 17	15	12	0	0	59	89	9	33
Zone 18	0	0	0	0	30	35	18	29
Zone 19	3	0	0	0	43	63	34	25
Zone 20	0	0	0	0	84	11	300	3
Zone 21	0	0	0	0	45	42	35	0
Zone 22	6	3	0	0	18	35	0	34
Zone 23	0	0	0	0	2	6	6	3
Zone 24	3	7	0	0	12	36	3	3
Zone 25	16	15	0	0	8	22	0	13
Zone 26	0	0	0	0	16	17	0	16
Zone 27	12	24	0	0	9	14	6	23
Montréal CMA	139	158	0	18	840	1,030	1,237	742

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	19	4	0	0	247	164	20	0
Zone 2	22	82	0	0	366	138	7	0
Zone 3	10	8	0	0	148	88	296	11
Zone 4	0	0	0	0	360	233	34	12
Zone 5	31	45	0	0	331	146	295	26
Zone 6	20	18	0	0	2	220	6	0
Zone 7	0	0	0	0	131	148	6	40
Zone 8	92	61	0	0	352	120	0	0
Zone 9	15	46	0	0	28	40	28	303
Zone 10	3	27	0	12	86	127	6	6
Zone 11	31	19	0	0	149	127	564	834
Zone 12	107	24	0	6	147	128	16	248
Zone 13	14	14	0	14	31	15	39	0
Zone 14	31	23	0	0	110	157	72	108
Zone 15	6	0	0	0	110	126	65	91
Zone 16	31	20	0	0	141	155	187	422
Zone 17	39	39	0	0	182	247	132	373
Zone 18	3	13	0	0	119	154	116	169
Zone 19	3	0	0	0	106	114	127	71
Zone 20	0	3	0	0	255	58	307	9
Zone 21	0	0	0	0	214	100	35	0
Zone 22	36	37	0	0	66	108	24	46
Zone 23	0	0	0	0	8	12	6	19
Zone 24	16	29	0	0	61	307	26	6
Zone 25	30	65	0	0	32	43	28	22
Zone 26	8	0	0	0	22	67	42	141
Zone 27	47	91	24	12	59	105	35	101
Montréal CMA	614	668	24	44	3,863	3,447	2,519	3,058

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2009

Submarket	Freehold		Condominium		Rental		Total*	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Zone 1	2	1	0	118	20	0	22	119
Zone 2	2	4	64	72	4	0	70	76
Zone 3	9	1	0	11	224	0	233	68
Zone 4	0	0	28	70	14	0	42	70
Zone 5	0	13	175	24	4	11	179	48
Zone 6	2	16	8	0	6	0	16	16
Zone 7	3	0	82	87	6	0	91	87
Zone 8	1	9	0	0	0	0	1	9
Zone 9	16	31	0	36	0	85	16	152
Zone 10	30	33	36	56	0	12	66	101
Zone 11	21	47	55	0	357	21	433	68
Zone 12	82	53	20	38	0	245	102	336
Zone 13	62	103	0	0	24	6	86	109
Zone 14	54	71	12	41	6	0	72	112
Zone 15	80	97	6	4	25	50	111	151
Zone 16	46	71	0	59	136	148	182	278
Zone 17	84	153	59	79	9	33	152	265
Zone 18	62	68	24	33	18	29	154	130
Zone 19	62	93	33	57	34	25	129	175
Zone 20	20	46	84	9	300	3	404	58
Zone 21	31	70	45	42	35	0	111	112
Zone 22	38	81	24	38	0	34	62	153
Zone 23	25	66	0	6	6	3	31	75
Zone 24	14	59	15	43	3	3	32	105
Zone 25	40	89	8	25	0	13	48	127
Zone 26	58	70	16	17	0	16	98	103
Zone 27	64	150	7	18	6	23	77	191
Montréal CMA	908	1,495	801	983	1,237	760	3,020	3,294

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - July 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	28	8	249	168	20	0	297	176
Zone 2	23	21	374	210	7	0	404	369
Zone 3	14	19	148	92	296	11	458	178
Zone 4	0	7	360	231	34	12	394	450
Zone 5	11	14	351	178	295	26	657	218
Zone 6	16	30	12	216	6	0	34	246
Zone 7	6	8	131	146	6	40	143	223
Zone 8	57	62	405	150	0	0	462	212
Zone 9	111	152	28	46	28	303	189	501
Zone 10	110	107	86	147	6	18	202	447
Zone 11	159	201	145	127	564	834	868	1,162
Zone 12	243	255	147	132	16	254	406	641
Zone 13	243	286	31	11	39	14	313	311
Zone 14	263	337	102	155	72	108	437	600
Zone 15	224	298	10	8	65	91	299	397
Zone 16	203	278	127	125	187	422	517	825
Zone 17	456	632	158	195	132	373	746	1,200
Zone 18	299	393	107	132	116	169	572	694
Zone 19	303	346	72	90	127	71	502	507
Zone 20	79	155	255	49	307	9	641	243
Zone 21	114	183	214	100	35	0	363	283
Zone 22	162	289	90	145	24	46	276	480
Zone 23	107	178	6	12	6	19	119	209
Zone 24	105	175	77	336	26	6	208	517
Zone 25	145	288	32	92	28	22	205	402
Zone 26	213	196	22	67	42	141	301	404
Zone 27	410	709	59	103	59	113	564	925
Montréal CMA	4,104	5,627	3,798	3,463	2,543	3,102	10,577	12,820

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
July 2009	0	0.0	5	19.2	11	42.3	2	7.7	8	30.8	26	360,000	606,338
July 2008	0	0.0	15	26.8	20	35.7	11	19.6	10	17.9	56	352,500	387,857
Year-to-date 2009	0	0.0	26	14.9	59	33.7	30	17.1	60	34.3	175	400,000	490,085
Year-to-date 2008	2	0.9	62	27.6	66	29.3	32	14.2	63	28.0	225	355,000	423,524
Laval													
July 2009	0	0.0	5	4.5	47	42.0	36	32.1	24	21.4	112	400,000	430,143
July 2008	1	0.7	35	24.6	45	31.7	41	28.9	20	14.1	142	380,000	382,958
Year-to-date 2009	0	0.0	19	4.4	166	38.4	140	32.4	107	24.8	432	400,000	450,444
Year-to-date 2008	1	0.2	108	20.2	170	31.8	156	29.2	99	18.5	534	390,000	406,728
North Shore													
July 2009	1	0.4	116	42.2	100	36.4	41	14.9	17	6.2	275	325,000	333,971
July 2008	18	3.9	231	50.4	150	32.8	34	7.4	25	5.5	458	289,500	311,838
Year-to-date 2009	33	2.5	565	42.6	436	32.9	199	15.0	94	7.1	1,327	300,000	335,076
Year-to-date 2008	95	5.2	952	52.3	494	27.2	173	9.5	105	5.8	1,819	280,000	310,251
South Shore													
July 2009	13	9.0	64	44.1	39	26.9	20	13.8	9	6.2	145	280,000	309,376
July 2008	31	7.9	187	47.9	93	23.8	50	12.8	29	7.4	390	280,000	314,018
Year-to-date 2009	53	7.8	263	38.6	192	28.2	111	16.3	62	9.1	681	300,000	328,030
Year-to-date 2008	102	8.9	490	42.6	317	27.6	158	13.8	82	7.1	1,149	289,000	320,772
Vaudreuil-Soulanges													
July 2009	3	7.3	8	19.5	8	19.5	12	29.3	10	24.4	41	400,000	410,732
July 2008	26	19.1	59	43.4	36	26.5	11	8.1	4	2.9	136	260,000	278,809
Year-to-date 2009	52	15.4	77	22.8	108	32.0	68	20.1	33	9.8	338	342,500	339,657
Year-to-date 2008	94	15.5	298	49.0	164	27.0	33	5.4	19	3.1	608	260,000	275,711
Montréal CMA													
July 2009	17	2.8	198	33.1	205	34.2	111	18.5	68	11.4	599	350,000	363,076
July 2008	76	6.4	527	44.6	344	29.1	147	12.4	88	7.4	1,182	290,000	320,903
Year-to-date 2009	138	4.7	950	32.2	961	32.5	548	18.6	356	12.1	2,953	340,000	360,039
Year-to-date 2008	294	6.8	1,910	44.1	1,211	27.9	552	12.7	368	8.5	4,335	290,000	325,959

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2009						
Submarket	July 2009	July 2008	% Change	YTD 2009	YTD 2008	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	444,779	n/a
Zone 3	--	--	n/a	--	751,538	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	714,545	690,862	3.4
Zone 9	--	368,333	n/a	428,089	364,326	17.5
Zone 10	366,057	312,500	17.1	363,763	322,455	12.8
Zone 11	528,000	461,536	14.4	555,142	483,325	14.9
Zone 12	455,207	390,842	16.5	470,450	399,677	17.7
Zone 13	387,540	350,066	10.7	383,724	352,521	8.9
Zone 14	310,068	290,636	6.7	303,465	282,586	7.4
Zone 15	317,206	288,483	10.0	313,659	289,792	8.2
Zone 16	432,500	410,825	5.3	452,945	430,716	5.2
Zone 17	337,647	327,911	3.0	353,202	317,121	11.4
Zone 18	351,438	280,477	25.3	334,852	288,483	16.1
Zone 19	274,043	270,627	1.3	278,672	268,166	3.9
Zone 20	357,000	333,674	7.0	341,493	324,271	5.3
Zone 21	311,750	281,133	10.9	304,612	308,572	-1.3
Zone 22	344,750	323,239	6.7	378,694	326,832	15.9
Zone 23	290,643	277,739	4.6	285,631	282,354	1.2
Zone 24	358,571	443,196	-19.1	432,000	420,475	2.7
Zone 25	354,375	309,100	14.6	360,634	335,218	7.6
Zone 26	242,560	259,250	-6.4	247,660	247,077	0.2
Zone 27	410,732	278,809	47.3	339,657	275,711	23.2
Montréal CMA	363,076	320,903	13.1	360,039	325,959	10.5

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
July 2009

		Interest Rates			NHPI, Total, Montréal CMA 1997=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	157.9	110.8	1,913	6.9	67.4	705
	February	718	7.25	7.29	159.5	111.3	1,910	7.2	67.4	708
	March	712	7.15	7.19	159.4	111.5	1,907	7.2	67.3	712
	April	700	6.95	6.99	159.2	112.2	1,902	7.5	67.3	714
	May	679	6.15	6.65	162.0	113.4	1,897	7.5	67.1	717
	June	710	6.95	7.15	162.2	113.8	1,893	7.5	66.8	725
	July	710	6.95	7.15	162.3	113.9	1,891	7.5	66.7	731
	August	691	6.65	6.85	163.4	113.3	1,892	7.4	66.6	737
	September	691	6.65	6.85	163.2	113.8	1,895	7.4	66.7	735
	October	713	6.35	7.20	163.2	112.9	1,900	7.4	66.8	735
	November	713	6.35	7.20	163.7	112.4	1,904	7.5	66.9	737
	December	685	5.60	6.75	163.7	111.8	1,905	7.5	66.9	740
2009	January	627	5.00	5.79	163.9	111.7	1,895	7.8	66.7	748
	February	627	5.00	5.79	164.4	112.4	1,879	8.1	66.2	751
	March	613	4.50	5.55	164.9	112.7	1,868	8.6	66.2	758
	April	596	3.90	5.25	164.9	112.9	1,870	8.9	66.4	755
	May	596	3.90	5.25	165.2	113.9	1,878	9.4	67.0	753
	June	631	3.75	5.85	165.3	114.3	1,883	9.5	67.2	752
	July	631	3.75	5.85		113.8	1,880	9.6	67.1	756
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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